

PLANNING DEVELOPMENT CONTROL COMMITTEE

5th JUNE, 2014

PRESENT:

Councillor Mrs. Ward (In the Chair),
Councillors Bunting, Chilton, Fishwick, Gratrix, Myers, O'Sullivan, Sharp, Shaw, Smith,
Stennett MBE (Substitute), Walsh and Whetton.

In attendance: Head of Planning Services (Mr. R. Haslam),
Development Control Manager (Mr. D. Pearson),
Planner (Ms. O. St-Amour),
Transport Strategy and Road Safety Manager (Mr. D. Smith),
Senior Development Control Engineer – Traffic & Transportation (Ms. M. Zenner),
Solicitor (Mrs. C. Kefford),
Democratic Services Officer (Miss M. Cody).

Also present: Councillors Bennett, Candish, Cornes, Dagnall, Mrs. Dixon MBE,
Mrs. Evans, N. Evans and D. Western.

115. MINUTES

RESOLVED: That the Minutes of the meeting held on 8th May, 2014, be approved as a correct record and signed by the Chairman.

116. ADDITIONAL INFORMATION REPORT

The Head of Planning Services submitted a report informing Members of additional information received regarding applications for planning permission to be determined by the Committee.

RESOLVED: That the report be received and noted.

117. APPLICATIONS FOR PERMISSION TO DEVELOP ETC.

(a) Permission granted subject to standard conditions prescribed by statute, if any, and to any other conditions now determined

Application No., Name of Applicant, Address or Site

Description

80912/CAC/2013 – Mr. John Finlan
– Windwood, 4 Park Road,
Bowdon.

Conservation Area Consent for demolition of existing dwelling house and detached garage.

82558/HHA/2014 – Mrs. Amarjit
Doow-Powell – 96 Framingham
Road, Sale.

Replacement single detached garage.

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(b) Application deferred

<u>Application No., Name of Applicant, Address or Site</u>	<u>Description</u>
81810/FULL/2013 – Robins & Day Limited – Robins & Day, 253 Washway Road, Sale.	Installation of various external lighting across the site.

[Consideration of Application 81810/FULL/2013 was deferred in order to allow further negotiations with the Applicant to take place.]

[Note: Councillor Chilton declared a Personal Interest in Application 81810/FULL/2013, as he is a St. Mary's Ward Councillor and has held meetings with the Applicant regarding parking issues, however, he has had no involvement with the Application.]

118. APPLICATION FOR PLANNING PERMISSION 80126/FULL/2013 – MR. MARK MASSEY – 221 MARS LAND ROAD, SALE

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of 2no. x two and a half storey semi detached dwellinghouses and 1no. x two storey detached dwellinghouse with associated car parking and landscaping.

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of a Legal Agreement which would require a nil contribution but subject to an overage clause to ensure that a contribution up to the value of £35,037.70 could be secured should the developer's assumption about the viability of the development prove to be incorrect upon the development's completion.
- (B) In the circumstances where the S106 Agreement has not been completed prior to the 7th July, the final determination of the application shall be delegated to the Head of Planning Services.
- (C) That upon the satisfactory completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

119. APPLICATION FOR PLANNING PERMISSION 80962/FULL/2013 – MR. JOHN FINLAN – WINDSWOOD, PARK ROAD, BOWDON

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of detached building to form 6 no. apartments with living accommodation over four floors and car parking within basement, following demolition of existing detached dwelling house and garage. Erection of new vehicular gates and gate piers with landscaping throughout.

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RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement to secure a maximum financial contribution of £156,942.05 split between: £120,000.00 towards Affordable Housing; £163.00 towards Highway and Active Travel infrastructure; £822.00 towards Public Transport Schemes; £930.00 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme); £12,058.02 towards Spatial Green Infrastructure, Sports and Recreation and £22,969.03 towards Education Facilities.
- (B) In the circumstances where the Legal Agreement has not been completed by the 7th July 2014, the final determination of the application shall be delegated to the Head of Planning Services.
- (C) That upon the satisfactory completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

120. APPLICATION FOR PLANNING PERMISSION 81228/FULL/2013 – SELBOURNE GROUP LIMITED – LAND AT MANCHESTER ROAD, ADJACENT TO BEACONSFIELD ROAD AND VIADUCT ROAD, BROADHEATH

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of a two storey children's day nursery (Use Class D1), car park with access from Viaduct Road and associated development including demolition of section of former railway viaduct fronting Viaduct Road and reduction in gardens of 6 and 8 Beaconsfield Road to form additional parking.

RESOLVED: That planning permission be refused for the following reasons:

The proposed development by reason of inadequate parking provision within the site would be likely to result in increased levels of vehicular activity and on-street parking in the vicinity to the detriment of the amenities of the area and its residents. As such it would be contrary to Policies L4 and L7 of the Trafford Core Strategy and the Council's Supplementary Planning Document SPD3: Parking Standards and Design.

The proposed development by reason of its size, massing and close proximity to residential properties on Beaconsfield Road and Churchill Road would result in an overbearing appearance to the detriment of the amenities of the occupiers of those properties. As such the proposal is contrary to Policy L7 of the Trafford Core Strategy.

The proposed development by reason of its size and design would result in a cramped form of development that would adversely affect the street scene and character of the area. As such the proposal would be contrary to Policy L7 of the Trafford Core Strategy.

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The proposal would result in children playing outside in close proximity to the A56 (a major trunk road), a bus stop and in an identified Air Quality Management Area. As such the location of the outdoor play area would prejudice the amenity of the future occupiers of the development (in particular the children attending the nursery and using this outdoor space). As such the development would be contrary to Policies L5 and L7 of the Trafford Core Strategy.

121. APPLICATION FOR PLANNING PERMISSION 81797/FULL/2013 – URBAN BOUNCE LTD – UNIT 17, TEXTILOSE ROAD, TRAFFORD PARK

The Head of Planning Services submitted a report concerning an application for planning permission for the change of use from B2 (General Industrial) to D2 (Indoor Trampoline Centre).

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement to secure a maximum financial contribution of £38,004.00 split between £9,168.00 towards Highway and Active Travel infrastructure and £30,381.00 towards Public Transport Schemes.
- (B) Provision and retention of 15 parking spaces off-site within the Textilose Road/Sevenside Industrial Area or at another location that has been previously agreed in writing by the Local Planning Authority.
- (C) In the circumstances where the Legal Agreement has not been completed by the 7th July 2014, the final determination of the application shall be delegated to the Head of Planning Services.
- (D) That upon the satisfactory completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

122. APPLICATION FOR PLANNING PERMISSION 82159/FULL/2014 – ASPECT DEVELOPMENTS – SITE AT BONVILLE ROAD, BOWDON

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of 2 x semi-detached dwellinghouses; erection of gates and gate piers and associated landscaping throughout.

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement to secure a maximum financial contribution of £27,317.57 split between £324.00 towards Highway and Active Travel infrastructure; £1,018.00 towards Public Transport Schemes; £1,860.00 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme); £6,906.75 towards Spatial Green Infrastructure, Sports and Recreation, and £17,208.82

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towards Education Facilities.

- (B) In the circumstances where the Legal Agreement has not been completed by the 7th July 2014, the final determination of the application shall be delegated to the Head of Planning Services.
- (C) That upon the satisfactory completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

123. APPLICATION FOR PLANNING PERMISSION 82483/FULL/2014 – HSS HIRE SERVICE GROUP LTD – HSS HIRE SERVICE GROUP LTD, CIRCLE HOUSE, LOSTOCK ROAD, URMSTON

The Head of Planning Services submitted a report concerning an application for planning permission for the retention of 11 no. condenser units located on the roof.

RESOLVED: That planning permission be granted subject to the conditions now determined with the following amendment to Condition 2 and two additional Conditions outlined below:-

- (2) No condensers shall operate between the hours of 19:00hrs and 07:00hrs apart from the two condenser models PUAZ-RP100 which may operate in cooling mode only which serve the second floor communications room.
- (4) Within one month of the date of this planning permission, a scheme detailing additional anti-vibration padding to the condenser units shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within one month of the Council's approval and retained thereafter.
- (5) Within one month of the date of this planning permission, a scheme for the installation of an acoustic barrier to the condenser units shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within one month of the Council's approval and retained thereafter.

124. APPLICATION FOR PLANNING PERMISSION 82598/HHA/2014 – MR. FERGAL FARRELL – 3 GRANGE AVENUE, HALE

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of single storey front extension. Alterations to windows and door on side elevation.

RESOLVED: That planning permission be refused for the following reasons:-

The proposed extension would be detrimental to the visual amenity and character of the area. In particular it would create a visually intrusive and overdominant feature in the street scene by reason of its forward projection, massing and design. As such the proposal is contrary to Policy L7 of the

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125. APPLICATION FOR PLANNING PERMISSION 82661/HHA/2014 – MR. JONATHAN BRASS – 302 NORTHENDEN ROAD, SALE

The Head of Planning Services submitted a report concerning an application for planning permission for the creation of a vehicular access onto Northenden Road.

RESOLVED: That planning permission be granted subject to the following conditions:-

The development must be begun not later than the expiration of three (3) years beginning with the date of this permission.

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, received on 27th March 2014, unless otherwise agreed in writing by the Local Planning Authority.

Prior to the commencement of development, the boundary hedge on the Northenden Road frontage of the application property shall be reduced in height to a maximum of 0.9 metres above the existing ground level. The height of the hedge shall be retained at a maximum height of 0.9 metres thereafter.

Reason for Approval: The proposal would not be detrimental to highway safety and therefore complies with the Development Plan.

126. APPLICATION FOR PLANNING PERMISSION 82704/FULL/2014 – CHURCHILL RETIREMENT LIVING – FORMER ST JOHN THE BAPTIST CHURCH & PRESBYTERY, THORLEY LANE, TIMPERLEY

The Head of Planning Services submitted a report concerning an application for planning permission for the erection of 44 sheltered apartments for the elderly, including communal facilities (Category II Type Accommodation), within a part three storey and part two storey building and associated access, car parking and landscaping.

RESOLVED –

- (A) That the application will propose a satisfactory form of development for the site upon the completion of an appropriate Legal Agreement to secure a maximum financial contribution of £230,000 split between £213,417 towards Affordable Housing, £483 towards Highway and Active Travel infrastructure, £1,932 towards Public Transport Schemes, £2,691 towards Specific Green Infrastructure (to be reduced by £310 per tree planted on site in accordance with an approved landscaping scheme), £11,477 towards Spatial Green Infrastructure, Sports and Recreation.
- (B) To commence the development within 12 months beginning with the date of the planning permission, or not later than the expiration of three (3) years in the

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event that a revised viability appraisal is submitted and agreed by the Local Planning Authority.

- (C) In the circumstances where the Legal Agreement has not been completed by the 7th July 2014, the final determination of the application shall be delegated to the Head of Planning Services.
- (D) That upon the satisfactory completion of the above Legal Agreement, planning permission be granted subject to the conditions now determined.

127. IMPLEMENTATION OF THE TRAFFORD COMMUNITY INFRASTRUCTURE LEVY

The Head of Planning Services submitted a report informing Members about the implementation of the Community Infrastructure Levy on 7th July 2014.

RESOLVED: That Members note

- the forthcoming changes to the planning process due to the implementation of CIL
- that those planning applications that are “minded to grant subject to a section 106 agreement” but are not signed prior to 7th July 2014 will need to be reconsidered by the Planning Committee.

128. THE BOROUGH OF TRAFFORD (FOOTPATH BETWEEN SMITH STREET AND LUND STREET, OLD TRAFFORD) PUBLIC PATH STOPPING UP ORDER 2014

The Head of Highways, Transportation, Greenspace and Sustainability submitted a report advising Members of an Order made under S257 of the Town & Country Planning Act 1990 to stop up an area of highway in Old Trafford. As no objections had been received to the Order confirmation was required that the Order is unopposed.

RESOLVED: That ‘The Borough of Trafford (Footpath between Smith Street and Lund Street, Old Trafford) Public Path Stopping Up Order 2014’ be confirmed as an unopposed Order.

ACKNOWLEDGEMENTS

As this was the last meeting of the Municipal Year, the Chairman conveyed her personal thanks to all Members, Substitute Members and Officers for their support and hard work during the past year.

The meeting commenced at 6.30 p.m. and concluded at 9.24 p.m.